

IN RE: PETITION FOR ZONING VARIANCE
S/S Sulphur Spring Road, 80' W
of the c/l of Carvell Avenue
(1331 Sulphur Spring Road)
13th Election District
1st Councilmanic District
Salvatore E. Anello, III, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-101-A

AMENDED ORDER

WHEREAS, the Petitioners were granted a variance to permit a driveway width of 10 feet for two-way movements in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, by Order issued November 20, 1990, subject to restrictions; and,

WHEREAS, subsequent to the issuance of said Order, Petitioners advised this Office that Restriction No. 2 of said Order inadvertently required compliance with Department of Environmental Protection and Resource Management (DEPREM), Bureau of Water Quality comments not relative to the matter; and,

WHEREAS, a review of the case file revealed that DEPREM had no comments relative to this case;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of December, 1990 that Restriction No. 2 of the Order issued November 20, 1990 be modified to read as follows:

"2) Compliance with the comments submitted by the Deputy Director of Planning dated September 28, 1990, attached hereto and made a part hereof."

IT IS FURTHER ORDERED that all other terms and conditions set forth in the Order issued November 20, 1990 shall remain in full force and effect.

AMN:bjs

cc: Salvatore E. Anello, III, Esquire
S. Eric DiNenna, Esquire
People's Counsel; Case File

IN RE: PETITION FOR ZONING VARIANCE
S/S Sulphur Spring Road, 80' W
of the c/l of Carvell Avenue
(1331 Sulphur Spring Road)
13th Election District
1st Councilmanic District
Salvatore E. Anello, III, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-101-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a driveway width of 10 feet for two-way movements in lieu of the required 20 feet, or in the alternative, to permit a driveway width of 14 feet for two-way movements in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners, Salvatore E. Anello, III and James J. Temple, Jr., Legal Owners, appeared, testified and were represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition were Paulyne J. and Betty Jane Volmar, Tenants, and Paul C. Crooks, Jr., Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 1331 Sulphur Spring Road, consists of 5,506 sq.ft. zoned B.L.-C.C.C. and is improved with a two-story frame structure that is estimated to be over 40 years of age. Petitioners testified that Paulyne Volmar and her daughter, Betty Jane, have operated the Harbor School of Dance studio across the street at 1334 Sulphur Spring Road, which is also owned by Petitioners, for the past 8 years. Mrs. Volmar has operated a dance studio in the area since 1951. Testimony indicated that due to Petitioners' plans to expand their law offices at 1336 Sulphur Spring Road, the dance studio will be forced to relocate. Mrs. Volmar is interested in moving the dance studio

ORDER RECEIVED FOR FILING
Date 11/29/90
By [Signature]

to the subject property; however, the driveway at this location does not meet the width requirements set forth in the zoning regulations. Testimony indicated that due to the existing improvements and the unique characteristics of the subject property, strict compliance with the zoning regulations is not possible. Testimony indicated that Petitioners have not had parking at their present location and that students and their parents have adjusted without any difficulty. Petitioners indicated that there is ample metered parking in the vicinity and that parking in downtown Arbutus has proven to be sufficient in the last 8 years. For that reason, Petitioners argued the driveway access would not present a problem as the only individuals parking on the lot would be the tenants. Testimony indicated that the widening of the driveway, even to the additional 4 feet proposed as an alternative, would be a hardship due to the B & E pole at the corner of the driveway. Petitioners have discussed the matter with the adjoining property owners, who are in favor of the proposed move as evidenced by Petitioner's Exhibit 2A through 2K. Testimony indicated that the Harbor School of Dance is considered to be an asset to the community. Petitioners argued that the granting of the variance would not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the

ORDER RECEIVED FOR FILING
Date 11/29/90
By [Signature]

- 2 -

district or whether a lesser relaxation than that applied for would give substantial relief; and
3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of November, 1990 that the Petition for Zoning Variance to permit a driveway width of 10 feet for two-way movements in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Compliance with the comments submitted by the Deputy Director of Planning dated September 28, 1990, the Department of Environmental Protection and Resource Management, Bureau of Water Quality, dated August 22, 1990, and the Department of Permits and Licenses,

ORDER RECEIVED FOR FILING
Date 11/29/90
By [Signature]

- 3 -

dated September 11, 1990, attached hereto and made a part hereof.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

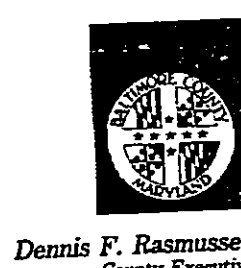
AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

November 20, 1990



Dennis F. Rasmussen
County Executive

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
S/S Sulphur Spring Road, 80' W of the c/l of Carvell Avenue
(1331 Sulphur Spring Road)
13th Election District - 1st Councilmanic District
Salvatore E. Anello, III, et al - Petitioners
Case No. 91-101-A

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING
Date 11/29/90
By [Signature]

- 4 -

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.4 To allow a driveway with a width of 10 ft. for 2-way movements in lieu of the required 20 ft. width OR IN THE ALTERNATIVE To allow a driveway with a width of 14 ft. for 2-way movements in lieu of the required 20 ft. width.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Building and driveway are both existing. No room to widen driveway.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

TENANT(S):

Mrs. Paulyne Volmar
Ms. Betty Jane Volmar
(Type or Print Name)
[Signature]
Signature

1336 Sulphur Spring Road
Address
Baltimore, Maryland 21227
City and State

Attorney for Petitioner:
(Type or Print Name)
[Signature]
Signature

Signature

Address

City and State

Attorney's Telephone No.:

Address

Phone No.

Address

Phone No.

Address

Phone No.

Address

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Phone No.

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Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5 day

of SEPT 19 90, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 2 day of NOV, 19 90, at 2 o'clock

P. M.

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

OTHER

REVIEWED BY [Signature] DATE 8-10-90

(Leave)

Zoning Commissioner of Baltimore County

ED BROWN & ASSOCIATES
LAND SURVEYORS - PLANNERS
SUITE 204
1992 MORELAND PARKWAY
ANNAPOLIS, MARYLAND 21401

ITEM 157
91-101-A

EDWARD A. BROWN, L.S.
PRESIDENT

PHONE 268-8013
269-7632

ZONING DESCRIPTION

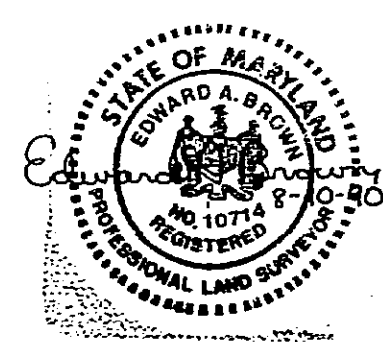
Beginning at a point on the South side of Sulphur Spring Road which is a 30 foot wide right of way and located 80 feet ± West of the centerline of Carvelle Avenue which is a 40 foot wide right of way. Thence the following courses and distances:

- 1) South 07°15' 00" West - 119.70 feet
- 2) North 82°45' 00" West - 46 feet
- 3) North 07°15' 00" East - 119.70 feet
- 4) South 82°45' 00" East - 46 feet to the place of beginning as recorded in Deed Liber 8329, Folio 436.

Intended to be Lot 101 as shown on Plat No. 2 in the subdivision of "North Halethorpe" as recorded in Baltimore County Plat Book W.P.C. 7, Folio 149, containing 5506 square feet or 0.13 acres of land more or less.

Subject to a widening area to the State Roads Commission of Maryland by Deed Liber T.B.S. 1665, Folio 459.

Also known as 1331 Sulphur Spring Road and located in the Thirteenth Election District of Baltimore County.



Baltimore County Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 3172
1207

Date: 8/13/90

PUBLIC HEARING FEES QTY PRICE
020 - ZONING VARIANCE (OTHER) 1 X \$175.00
TOTAL: \$175.00

LAST NAME OF OWNER: ANELLO

*PAID PER HAND - WETMEN
RECEIPT DATED 8/10/90*

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 1207
3172

Date: 8-10-90

*Anello & Temple
Attorneys at Law, 1334 Sulphur Spring Rd., 21227
For Commercial Variance
1331 Sulphur Spring Rd.
filing fee \$175.00*

04A0480024MCHRC \$175.00
BA C00316PM08-10-90
NEXT BUSINESS DAY

Please make checks payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 10-8-90

Posted for: Variance

Petitioner: Salvatore E. Anello, III & James J. Temple, Jr.

Location of property: S/S of Sulphur Spring Road, 80' W of Carville Ave. 1331 Sulphur Spring Road

Location of Sign: 1331 Sulphur Spring Road

Remarks: [Signature]

Posted by: [Signature] Date of return: 10-12-90

Number of Signs: 1

AUTOMOTIVE
WILL BUY CARS - Any condition. Call before you trade. 833-1744 or 876-6313.

PERSONAL SERVICE
CLASSIC RESUMES & GENERAL TYPING SERVICES - Composition, editing, printing. Disk storage included. 605-5707.

FOR RENT
ROOM FOR RENT - Spacious, carpeted, secure entrance, full use of basement. \$60/week. 558-3726.

LEGAL NOTICE
NOTICE OF HEARING ON PETITION FOR ZONING VARIANCE. The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204.

PETS
AKA REGISTERED Keshhound for sale, good with kids. Female, 1 yr. old. \$300 or best offer. 521-3565.

TRAVEL
ST. MICHAEL'S - Sub. Oct. 14. Lunch at Crab City, just ride. Call Jean, 363-0459.

CERTIFICATE OF PUBLICATION
Pikesville, Md., 10/3 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 4th day of Oct 19 90

the first publication appearing on the 3rd day of Oct 19 90

the second publication appearing on the 4th day of Oct 19 90

the third publication appearing on the 4th day of Oct 19 90

THE NORTHWEST STAR

Manager: [Signature]

Cost of Advertisement: \$24

CERTIFICATE OF PUBLICATION
TOWSON, MD., 10-11, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10-4, 19 90

THE JEFFERSONIAN,
S. Zeke Orlov
Publisher

\$42.70

Baltimore County Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 3807

Date: 11/02/90

PUBLIC HEARING FEES QTY PRICE
020 - POSTING SIGNS / ADVERTISING 1 X \$91.70
TOTAL: \$91.70

LAST NAME OF OWNER: ANELLO

04A0480152MCHRC \$91.70
BA C00139PM11-02-90

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: 10-26-90

Salvatore E. Anello, III
James J. Temple, Jr.
1334 Sulphur Spring Road
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
CASE NUMBER: 91-101-A
S/S Sulphur Spring Road, 80' W of c/l of Carville Avenue
1331 Sulphur Spring Road
13th Election District - 1st Councilmanic
Legal Owner(s): Salvatore E. Anello, III and James J. Temple, Jr.
Tenants: Pauline and Betty Jane Volmar
HEARING: FRIDAY, NOVEMBER 2, 1990 at 2:00 p.m.

Gentlemen:
Please be advised that \$ 91.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE OWNER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

Baltimore County Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 20, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-101-A
S/S Sulphur Spring Road, 80' W of c/l of Carville Avenue
1331 Sulphur Spring Road
13th Election District - 1st Councilmanic
Legal Owner(s): Salvatore E. Anello, III and James J. Temple, Jr.
Tenants: Pauline and Betty Jane Volmar
HEARING: FRIDAY, NOVEMBER 2, 1990 at 2:00 p.m.

Variance to allow a driveway with a width of 10 ft. for two-way movements in lieu of the required 20 ft. width or 20 ft. width for two-way movements in lieu of the required 20 ft. width.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Legal Owners
Tenants

Baltimore County Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

October 24, 1990

Mr. Salvatore E. Anello, III
1334 Sulphur Spring Road
Baltimore, MD 21227

RE: Item No. 57, Case No. 91-101-A
Petitioner: Salvatore E. Anello, et al
Petition for Variance

Dear Mr. Anello:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mrs. Pauline Volmar
1334 Sulphur Spring Road
Baltimore, MD 21227

Baltimore County Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 5th day of September, 1990.

J. Robert Haines
ZONING COMMISSIONER

Received By: [Signature]
Chairman
Zoning Plans Advisory Committee

Petitioner: Salvatore E. Anello, et al

Petitioner's Attorney:

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

SEPTEMBER 6, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SALVATORE E. ANELLO, III AND
JAMES J. TEMPLE, JR.

Location: #1331 SULPHUR SPRING ROAD
Item No.: 57 Zoning Agenda: SEPTEMBER 4, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Capt. J. Kelly 9470* Noted and Approved *Captain W. F. Rasmussen*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 30, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 4, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 52, 55, 58, 60, 63, 65, 68, 69 and 70.

For Item 58, a County Review Group Meeting is required.

For Items 45, 62 and 66, the previous County Review Group comments still apply.

For Item 57, the topography shows a pole at corner of drive that will interfere with widening. Half paving width of Sulphur Spring Road is 21 feet, right-of-way equals 30 feet (not shown on plan). Entrance apron to be 7-inch concrete on 4-inch CR-6, similar to Plate R-32.

For Item 61, a revised County Review Group Meeting is needed. Original County Review Group Meeting under "Chartley Building" was for one story office.

For 91-42-A, Maryland National Bank Reconstruction, we have no comments.

Robert W. Bowling, P.E.
ROBERT W. BOWLING, P.E. Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: September 28, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Salvatore E. Anello, III, Item No. 57

The Petitioner requests a Variance to allow a driveway width of 10 ft. for 2-way movements in lieu of the required 20 ft. width or in the alternative to allow a driveway with a width of 14 ft. for 2-way movements in lieu of the required 20 ft. width.

The reference to this request, staff offers the following comments:

- This project received a CRG waiver on April 23, 1990.
- The subject request pertains to existing conditions.

Staff recommends that the Petitioner's request be granted, subject to the following conditions:

- Any dumpsters located on the property should be fully enclosed. The approved zoning plan should be amended to indicate the location of a dumpster.
- The Petitioner shall submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits. Said plan shall pay special attention to the western property boundary, since residential property abuts the subject site at this point.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMS7/2AC1

RECEIVED
10/4/90

LAW OFFICES
OF
ANELLO and TEMPLE

LAW BUILDING
1334 SULPHUR SPRING ROAD
P.O. BOX 18280
BALTIMORE, MARYLAND 21227

SALVATORE E. ANELLO, III
JAMES J. TEMPLE, JR.
ROBERT LIDSTON
T. AUSTIN MURPHY

(301) 242-6600
FAX 242-2041

DEBORAH A. KELLNER
PATRICIA A. HERRING
Legal Assistants

December 7, 1990

Re: Case No.: 91-101-A

Dear Commissioner Nastarowicz:

This office is in receipt of your Findings of Facts and Conclusions of Law in regard to the above referenced case. As you are aware, you ordered that the Petition for Zoning Variance to permit a drive way width of 10 feet for two-way movements in lieu of the required 20 feet, be granted, subject, however, to restrictions which are conditions precedent to the relief granted. One of the restrictions is our compliance with the comments submitted by the Department of Environmental Protection and Resource Management, Bureau of Water Quality, dated August 22, 1990 (a copy of which is enclosed). As you will note, said comments are in regard to property owner Robert George Gemmill, et ux, location 3001 Old North Point Road. I can only assume that said comments were placed in our file in error since our Petition for Zoning Variance was in regard to location 1331 Sulphur Spring Road.

If you should have any further questions in regard to this matter, or if anything further is required in order to have said restriction removed from our file, please feel free to contact our office.

Your cooperation in regard to this matter has been greatly appreciated.

Very truly yours,

Salvatore E. Anello, III
SALVATORE E. ANELLO, III

SEA:dms
Enclosure
CC: Eric DiNenna

DiNENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DiNENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

GERALDINE A. KLAUSER
FRANCIS X. BORGERDING, JR.

November 2, 1990

RE: Case No. 91-101-A
Location: Sulphur Spring Road
Petitioners: Anello, et al.

Dear Mr. Commissioner:

Please enter my appearance on behalf of the Petitioners in the above-captioned case.

Very truly yours,
S. Eric DiNenna
S. ERIC DiNENNA

SED:cjc

LAW OFFICES
OF
ANELLO and TEMPLE

LAW BUILDING
1334 SULPHUR SPRING ROAD
P.O. BOX 18280
BALTIMORE, MARYLAND 21227

SALVATORE E. ANELLO, III
JAMES J. TEMPLE, JR.
ROBERT LIDSTON
T. AUSTIN MURPHY

(301) 242-6600
FAX 242-2041

DEBORAH A. KELLNER
PATRICIA A. HERRING
Legal Assistants

July 20, 1990

J. Robert Haines
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Re: 1331 Sulphur Spring Road - Request
for Conditional Approval of Driveway Width

Dear Commissioner Haines:

Myself and my partner, James J. Temple, Jr., have been attempting since February of 1990 to secure a building permit and change of occupancy permit for the above referenced property which has been zoned BL-CCC prior to our purchase of the property in October of 1989. Enclosed you will find a copy of our Application for Permit which has been approved by all Departments in the County, with the exception of zoning which is approved only "to file", and I would ask that you note that all of these approvals were obtained, but for the zoning, by April 27, 1990. Enclosed you will also find our Approval and Waiver from the Maryland State Department of Housing and Community Development, Maryland Codes Administration, giving us approval and waiver as to the handicap requirements, and you will also find enclosed a copy of our waiver approval letter from the Office of Planning and Zoning wherein we have secured, as of April 23, 1990, a Waiver for the CRG Plan and Meeting.

On July 19, 1990, we met with Mr. John Sullivan of your Department who recommended strongly to us that we write to you directly since once amended our site plan will be approved, with the exception of the width of the driveway which cannot physically be brought into compliance since the required width is twenty (20) feet, with the proposed width of our driveway to the property being a maximum of twelve (12) feet.

1. FAMILY BEDROOMS	2. YES 2. NO	BATHROOMS	CLASS	LIBERTY	FOUR
GARAGE DISPOSAL	1. YES 2. NO	KITCHENS			
POWDER ROOMS					
BUILDING/SIZE	LOT SIZE AND SETBACKS	BID INSP.	DATE		
FLOOR	SIZE	BID PLAN	DATE		
WIDTH	FRONT STREET	FIRE	DATE		
DEPTH	SIDE STREET	SEDI	DATE		
HEIGHT	FRONT SETBACK	ZONING	DATE		
STORIES	SIDE SETBACK	PUB SERV	DATE		
LOT #	SIDE STR SETBACK	ENVIRONMENTAL	DATE		
CORNER LOT	REAR SETBACK	PLANNING	DATE		
1. YES 2. NO		PERMITS	DATE		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUND

RC-ccc 13, 3-1, 100, 107

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
September 11, 1990

RECEIVED
SEP 11 1990

ZONING OFFICE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT OF PLANNING AND ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C.E.B.

SUBJECT: ZONING ITEM #: 57
PROPERTY OWNER, Legal Owners: Salvatore E. Anello, III and James J. Temple, Jr. Tenants: Pauline Volmar & Betty J. Volmar
LOCATION: S/S Sulphur Spring Rd., 80' W Centerline of Carvelle Avenue (#1331) Sulphur Spring Road
ELECTION DISTRICT: 15th COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
 - () PARKING LOCATION () RAMPS (degree slope)
 - () NUMBER PARKING SPACES () CURB CUTS
 - () BUILDING ACCESS () SIGNAGE
 - () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
 - (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE A.R.E. REQUIRED.
 - (X) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
 - () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
 - (X) OTHER - Exits & Design Loads of floors shall be specifically upgraded to commercial "use group" requirements drawings will require a registered Arch. or Engineer's seal.
- PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.
- THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.
- APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DEBORAH KELLNER	1334 SULPHUR SPRING RD
BETTY JANE VOLMAR	BALTO. MD 21227
PAULINE J. VOLMAR	2722 KILDAIRE DRIVE BALTO 21234
PAUL C. COOKS JR.	2712 KILDAIRE DRIVE BALTO 21234
(CONTINUED)	104 S. FULTON AVE BALTO. 21225
Salvatore E. Anello	1334 Sulphur Spring Rd
James J. Temple, Jr.	1334 Sulphur Spring Rd

Balto County
Zoning Commissioner
Office of Planning & Zoning
Towson, Md. 21204

RE: Case # 91-101-A
1331 Sulphur Spring Road
Tenants: Pauline & Betty Volmar

Dear Sir:
I have been doing business with the Volmars for over eleven years now. They are the most hardworking and upstanding people I know. As a patron of their services, I cannot stress the need enough for them to stay in their present area of location. I am aware of their new sight, and feel it

ARNELLO & TEMPLE
TEL NO. 501-242-1041
OCT 10 1990 12:01 NO.001 F.14/20

CHARLES E. NORTON, JR.
ATTORNEY AT LAW
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

SEP 26 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: 1331 Sulphur Spring Road

Dear Mr. Haines:

I am Charles E. Norton and have been a resident and attorney in Arbutus for over thirty-five (35) years, and I have a Law Office at 1331 Sulphur Spring Road which is across the street from 1331 Sulphur Spring Road.

In regard to the zoning variance for the driveway at 1331 Sulphur Spring Road, I have no objections to the granting of the variance and further feel it will benefit the area.

If I can help in any other way, please don't hesitate to call.

Very truly yours,
Charles E. Norton
Charles E. Norton

PETITIONER'S EXHIBIT 2 A

ARNELLO & TEMPLE
TEL NO. 501-242-1041
OCT 10 1990 12:01 NO.001 F.15/20

September 26, 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: 1331 Sulphur Spring Road

Dear Mr. Haines:

I have been the owner of the building at 1330 Sulphur Spring Road for over forty (40) years and have operated the business known as Clements Appliance for that period of time. The property at 1331 Sulphur Spring Road is across the street from my business.

In regard to the request for variance for the width of the driveway at 1331 Sulphur Spring Road, it is my position that I have no objections to the granting of the variance.

Robert Clements
ROBERT CLEMENTS

23

ARNELLO & TEMPLE
TEL NO. 501-242-1041
OCT 10 1990 12:01 NO.001 F.16/20

September 26, 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: 1331 Sulphur Spring Road

Dear Mr. Haines:

I have operated for five (5) years an accounting practice at 1338 Sulphur Spring Road across the street from the above referenced property and in reference to the proposed variance for the driveway, it has my approval.

Very truly yours,
Joseph D. Lilly
Joseph D. Lilly

24

ARNELLO & TEMPLE
TEL NO. 501-242-1041
OCT 10 1990 12:01 NO.001 F.17/20

September 26, 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: Case No: 91-101-A
Zoning Variance: 1331 Sulphur Spring Rd.
Hearing Date: November 2, 1990

Dear Mr. Haines:

I have owned the property at 1333 Sulphur Spring Road for twenty (20) years which is the property adjacent to the above referenced property. In regard to the above referenced variance pertaining to the width of the driveway, which is next to the driveway at the property I own, I have absolutely no objection to the granting of the variance.

I have also owned for ten (10) years the property at 5550 Carville Avenue, and this property is immediately to the rear of 1331 Sulphur Spring Road.

If I can do anything else to indicate my consent to the approval of this variance please don't hesitate to contact me.

Very truly yours,
Roger Spurgeon
Roger Spurgeon

20

ARNELLO & TEMPLE
TEL NO. 501-242-1041
OCT 10 1990 12:01 NO.001 F.14/20

SILBICER & SILBICER
ATTORNEYS AT LAW
1330 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21204

October 1, 1990

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

RE: 1331 Sulphur Spring Road

Dear Mr. Haines:

I am the owner of the building at 1338 Sulphur Spring Road, which is located across the street from the above-referenced property. I currently operate my law firm in this building.

In regard to the proposed variance for the width of the driveway at 1331 Sulphur Spring Road, please be advised that I have no objection to the granting of the variance.

If anything further is required, please advise me.

Very truly yours,
Arnold R. Silbiger
ARNOLD R. SILBICER

ARS:ehk

2E

ARNELLO & TEMPLE
TEL NO. 501-242-1041
OCT 10 1990 12:01 NO.001 F.15/20

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: 1331 Sulphur Spring Road

Dear Mr. Haines:

I am the owner of Barnes Bakery located at 1332 Sulphur Spring Road which bakery has existed at this location in Arbutus for over forty (40) years. In regard to the above referenced zoning variance application, please be advised that as the owner operator of Barnes Bakery located directly across the street from 1331 Sulphur Spring Road, I have absolutely no objection to the granting of the variance. I further feel it will be of great economic benefit to the Arbutus community to have the Hubbard School of Dance at this location.

If I can do anything else to convey my approval please let me know.

Sincerely yours,
Javad Sadeghzadeh
Javad Sadeghzadeh

ARNELLO & TEMPLE
TEL NO. 501-242-1041
OCT 10 1990 12:01 NO.001 F.16/20

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: 1331 Sulphur Spring Road

Dear Commissioner Haines:

As the owners of the property at 1328 Sulphur Spring Road, located next door to the subject property at 1331 Sulphur Spring Road, we have no objection to the granting of the stated variance in regard to the width of the driveway.

Frank A. Knecht
FRANK KNECHT

Connie Knecht
CONNIE KNECHT

2F

October 23, 1990

Baltimore County
Zoning Commission
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. J. Robert Haines:

I am writing this letter in reference to Hubbards Studio of Dance c/o Ms. Paulyne and Betty Jane Volmar to assist her in resolving this very costly matter. I can not make it to the hearing as I hope this letter will serve to help her in resolving this issue. I have been a long time student of Hubbards and my daughter is now a student also. Due to the fact that we have never in the eleven years that I have been one of her students and three that my daughter has taken class ever had a parking lot. In light of the fact that she is renting this space, I can not understand why this has come to such a problem for her. The road by which her studio is located has always had meter parking and that has always been sufficient for everyone. The private parking lot will not be used for students due to the fact that there is not enough parking spaces in this small lot. To widen the driveway would only make sense if the parking lot were going to be expanded. If the parking lot was used only by Ms. Paulyne, her landlord and his secretary there would be enough room in the driveway due to each party enters and exits at different times in the day and there would be no problem with entering or exiting by only these four individuals. I hope that you can resolve this issue without costly circumstances for her as she has long waited for this extensive project to be finished for her move. The cost of repairs and maintenance has been overwhelming.

Sincerely,
Tina Miller
Tina Miller
311 John Avenue
Linthicum, Maryland 21090

26

100 Dickens Street
Glen Burnie, MD 21061
October 24, 1990

Mr. J. Robert Haines
Baltimore County Zoning Commission

Re: Petition for Zoning Variance
Case #91-101-A

Dear Mr. Haines:

I am writing on behalf of Pauline Hubbard Volkemer and Betty Jane Volkemer of Hubbard's Dance Studio regarding their desire to obtain a zoning variance so they can move their studio to another building across the street from their present location in Arbutus.

I have been bringing my daughter to Hubbard's Studio for several years and feel that the school is a great asset to the community. Miss Pauline and Miss Betty Jane have worked hard to keep the appearance of the studio appealing, not letting it become rundown or dilapidated, thereby enhancing the neighborhood. In addition, the local businesses also benefit from the clientele the school brings into the area, thus bringing additional revenues into the county. More important than this, however, is the fact that the children especially benefit from their association with such fine people as Miss Pauline and Miss Betty Jane whom they look up to and respect. It means much more than the educational value of their music lessons.

I hope you will approve the variance so the school can continue in the area.

Thank you for your consideration.

Very truly yours,

Mary Ann Carr
Mary Ann Carr

2H

Oct. 29, 1990
Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Md. 21204

RE: Case # 91-101-A
1331 Sulphur Spring Road
Tenants: Pauline & Betty Jane Volkemer

Dear Sir:
I have been doing business with the Volkemers for over eleven years now. They are the most hardworking and upstanding people I know. As a patron of their service, I cannot stress the need enough for them to stay in their present area of location. I am aware of their new right and feel it



2I

is an excellent location and will have no trouble getting in and out of the parking lot. I ask as a patron of their service that you give them the necessary permits to operate their business at the new location. Their presence will only enhance the area and I am assure you their new neighbors will feel the same way. I am sorry I cannot be at the hearing, but due to a doctor's appointment for surgery it was not possible. Thank you for your consideration.

Sincerely,
Mrs. Karen Ballwin
1101 White Oak Rd.
Fallston Md. 21047



2J

22 Wade Avenue
Catonsville,
Baltimore, MD 21228
October 22, 1990

Baltimore County Zoning Commission
Office of Planning and Zoning
Towson, Maryland 21204

Attention: Mr. J. Robert Haines

Dear Sir:

With reference to the Hubbard Studio of Dance, new location on Sulphur Spring Road, Arbutus, Baltimore, MD 21227, the neighboring merchants, the nearby residents, students and parents of students feel that it is not necessary to widen the driveway of this location to 14 feet. It is not used very often and appears to be satisfactory as is.

The Hubbard Studio of Dance has been located in Arbutus for about 25 years and is a Pillar of the Community. Many students living in this area and their parents find it very convenient and enjoyable coming to this location for dance lessons. I am an older student, formerly of Arbutus, now residing in Catonsville, and also enjoy coming to this dance studio for my lessons and it is quite convenient. I am enrolled in evening classes and it is convenient for me to park on Sulphur Spring Road by a parking meter.

We do hope that you will consider how important the dance studio is to the people of the community, and that in this case the widening of the driveway which may not be used very often would not really be necessary.

Thank you very much for your consideration in this matter.

Sincerely,
June L. Hardy
June L. Hardy

2K

Baltimore County Zoning Commissioner
Petition for Zoning Variance
Case # 91-101-A
Attention: J. Robert Haines

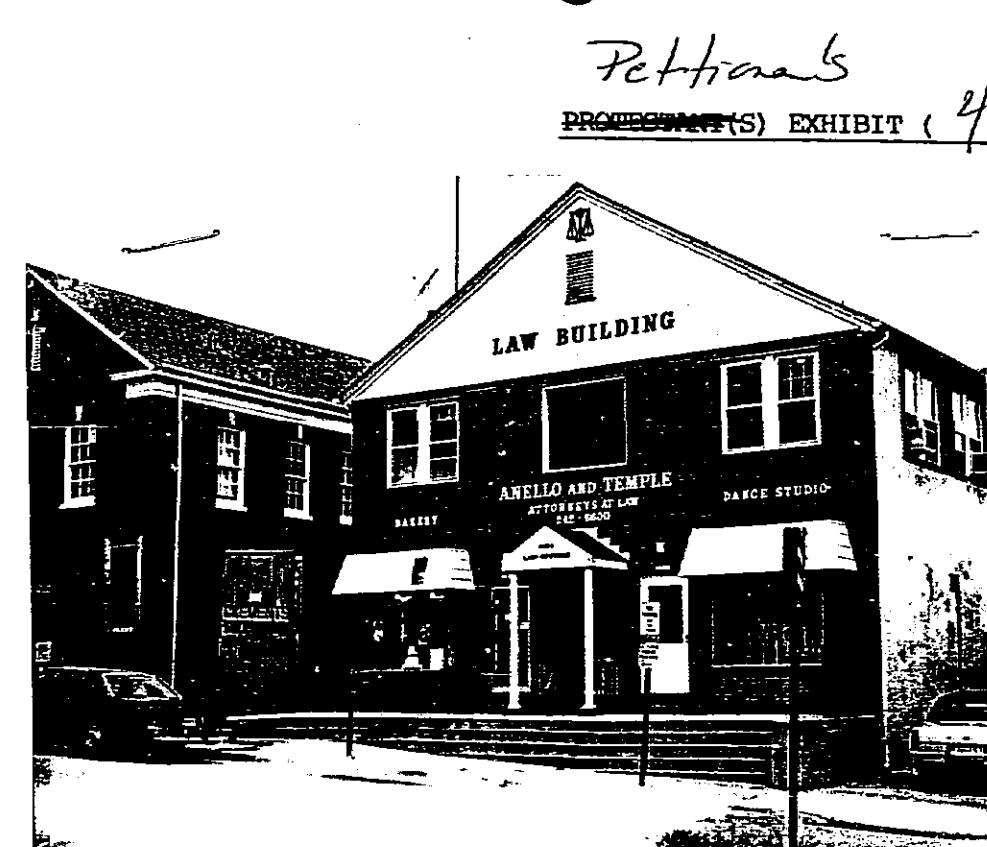
PETITIONER'S
EXHIBIT 3

The Hubbard Studio of Dance is an institution serving the Arbutus/Halethorpe Community. It has conducted dance classes for nearly two generations; currently providing dance and piano instruction for over two hundred (200) children and their families. The approval of the variance is essential for the continued existence of the school. It would be a great loss for the school to close as it is a pillar of the community.

We, the undersigned, hope that you will approve the variance so that the school may continue in the Arbutus area.

Your cooperation in regard to this matter is greatly appreciated.

NAME	ADDRESS
M. James Drury	411 Montanan Avenue 21228
Nancy F. Collins	3355 E. L. Chatham Rd. 21043
Catharine Drury	4217 Lynn Ave. #21229
Charles Drury	4217 Lynn Ave. #21229
Patricia Murray	3401 Old Frederick Rd. #21043
James Drury	8421 Old Frederick Rd. 21043
Charles F. Ross	2405 Hurling Rd. 21229
Ed. Naeff	4720 Vancouver St. 21229
Patricia Drury	3470 N. Chapelgate La. Baltimore 21229
Mary Ann Carr	7655 Shadock Rd. Pasadena Md. 21133
Charles Drury	6132 Fairbairn St. Baltimore Md. 21206
William J. Rufflett	100 S. Prospect Ave. Catonsville Md. 21053
Thomas J. Zentgraf	133713 Greenwell Rd. 21229
Hebera Drury	1715 W. Hillview Rd. 21227
Pat Drury	1 Dove Court 21227
Mildred Marrow	1014 Elmer Lane, Glen Burnie 21061



4A

4B



4C
subject property

4D



4E

4F

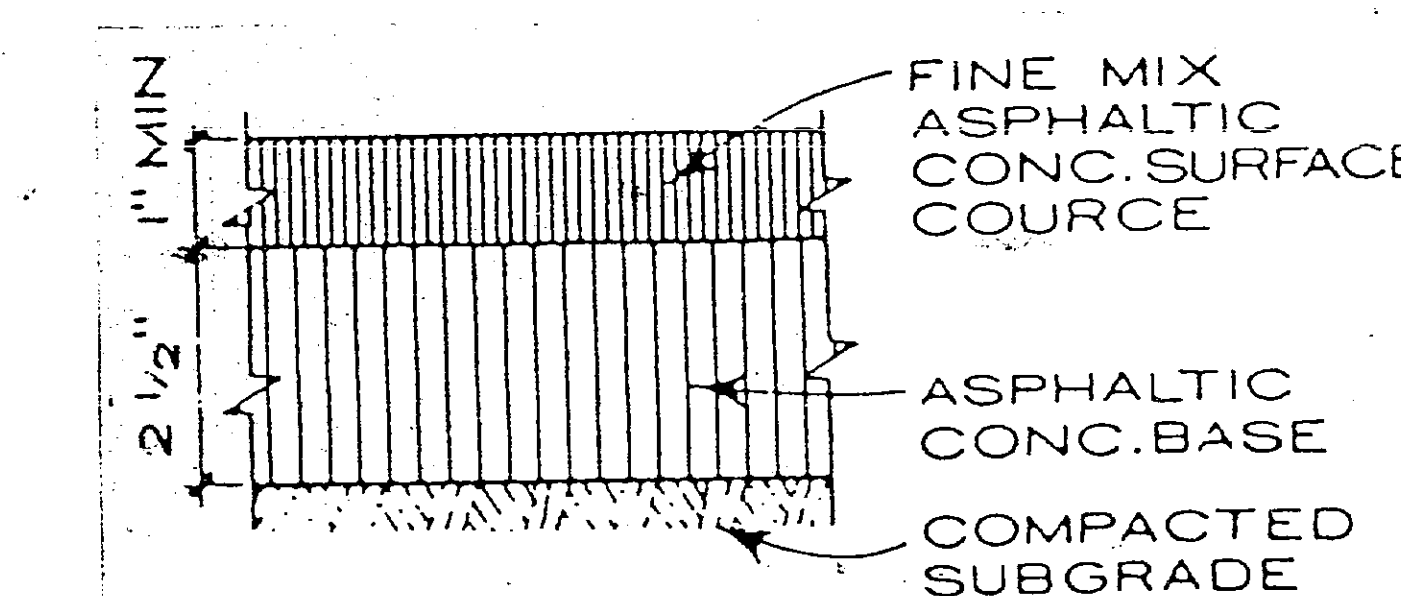
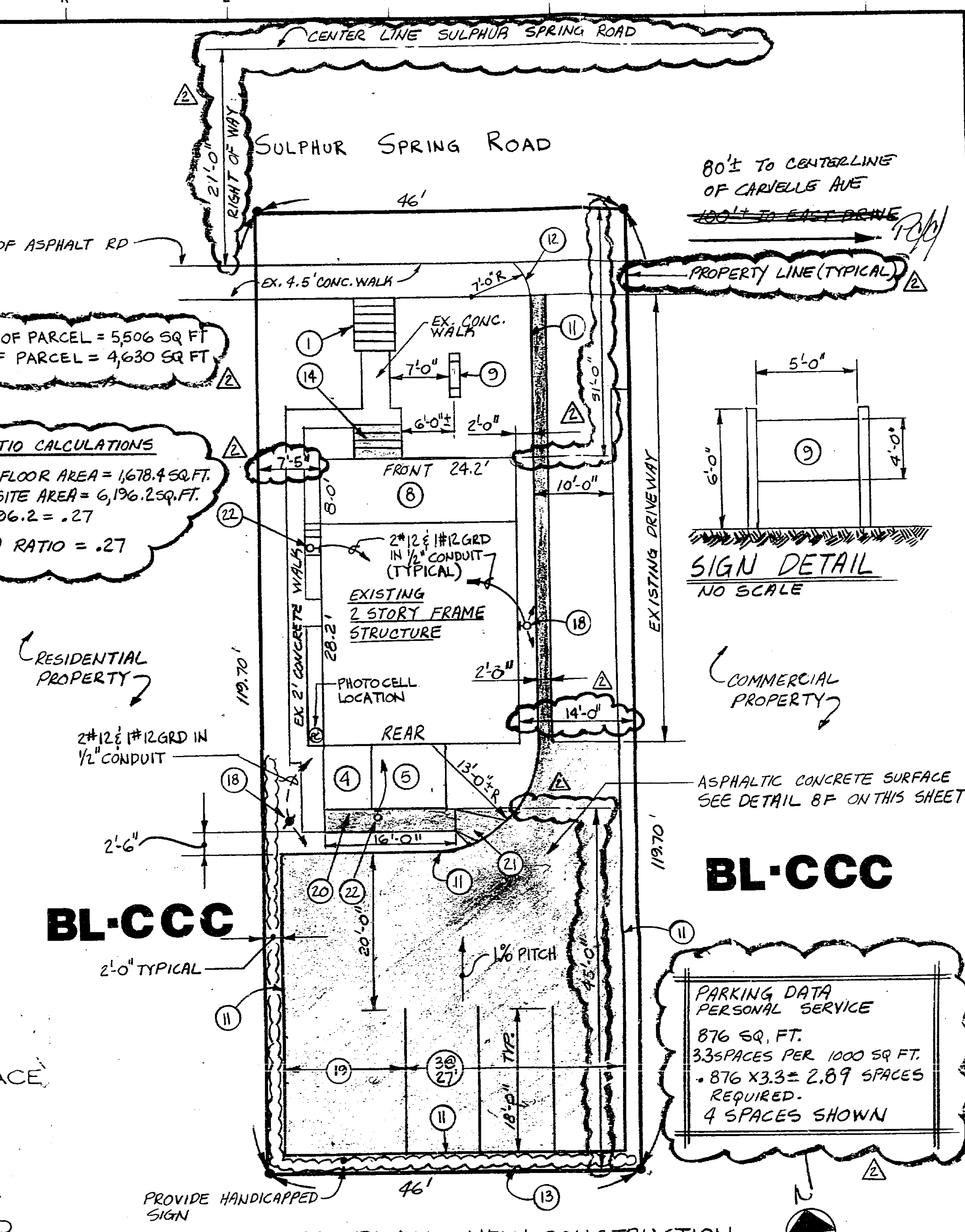
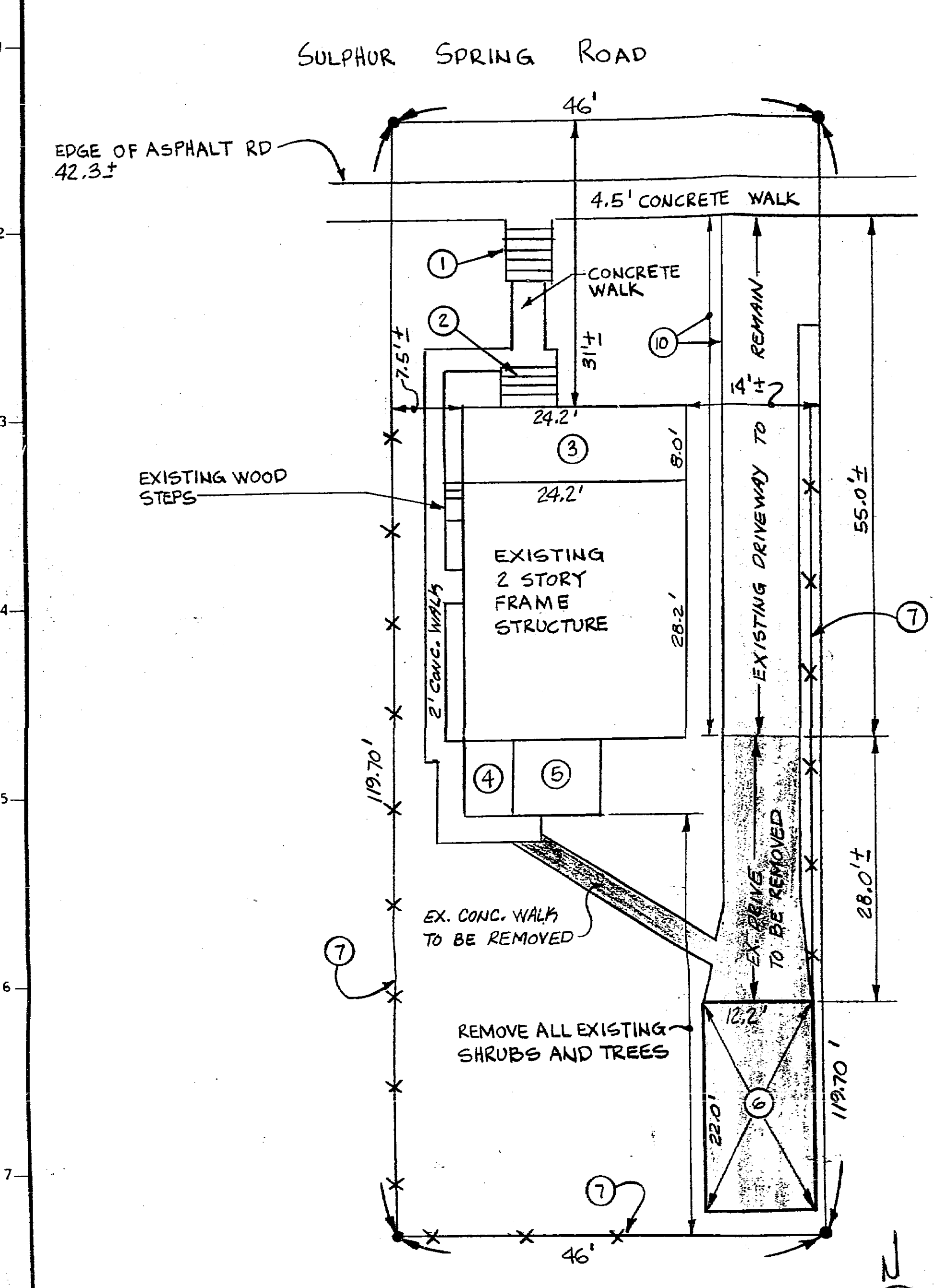
ANELLO, TEMPLE BUILDING **1331 SULPHUR SPRING ROAD** **NORTH HALETHORPE, BALTO. COUNTY**

DRAWING NOTES

- EXISTING CONC. STEPS
- EXISTING WOOD STEPS TO BE REMOVED
- EXISTING WOOD PORCH
- EXISTING ENCLOSED PORCH
- EXISTING 1 STORY FRAME STRUCTURE
- EXISTING SHINGLE GARAGE AND SLAB TO BE REMOVED
- EXISTING WIRE FENCE TO REMAIN
- EXISTING WOOD PORCH TO BE RENOVATED SEE ELEVATIONS ON THIS SHEET
- PROPOSED DOUBLE FACE SIGN 20 SQ. FT PER SIDE 6'-0" HIGH
- REMOVE EXISTING CONCRETE CURB
- INSTALL NEW CONCRETE CURB AND GUTTER
- CONSTRUCT NEW HANDICAPPED CURB IN ACCORDANCE WITH BALTO. CO. CODE LIST BELOW
- SCREENING IN ACCORDANCE WITH THE LANDSCAPE MANUAL
- CONSTRUCT NEW WOOD STEPS WITH HANDRAILS MATERIAL: PRESSURE TREATED LUMBER
- PROVIDE 32"W X 46"H DOUBLE HUNG WINDOW & FRAME
- PROVIDE 36"W X 6'-8"H DOOR & FRAME
- PROVIDE STANDARD WOOD FRAME CONSTRUCTION WITH 2" BLANKET INSULATION, INTERIOR AND EXTERIOR WALL FINISHES SPECIFIED BY OWNER
- PROVIDE 2-150W INCANDESCENT FLOOD LIGHTS ARROW INDICATES DIRECTION. CONNECT FLOOD LIGHTS TO EXISTING 1P-20A-120V CIRCUIT BRKR. VIA PHOTOCELL, FLOOD LIGHT MTG. HGT. 10'-0" ABOVE GRADE
- HANDICAPPED PARKING SPACE
- PROVIDE HANDICAPPED RAMP WITH HAND RAILS CONSTRUCTION SHALL COMPLY WITH MARYLAND BUILDING CODE FOR THE HANDICAPPED
- PROVIDE HANDICAPPED RAMP CONSTRUCTED OF ASPHALTIC CONCRETE SURFACE, COMPLY WITH MARYLAND BUILDING CODE FOR THE HANDICAPPED
- PROVIDE WALL BRACKET INCANDESCENT FIXTURE, MTG. HGT. 6'-6" ABOVE FINISH FLOOR, CONNECT TO EXISTING 1P-20A-120V CIRCUIT BREAKER VIA PHOTOCELL

GROSS AREA OF PARCEL = 5,506 SQ. FT.
 NET AREA OF PARCEL = 4,630 SQ. FT.

FLOOR AREA RATIO CALCULATIONS
 TOTAL GROSS FLOOR AREA = 1,678.4 SQ. FT.
 TOTAL GROSS SITE AREA = 6,136.25 SQ. FT.
 $1,678.4 \div 6,136.25 = .27$
 FLOOR AREA RATIO = .27

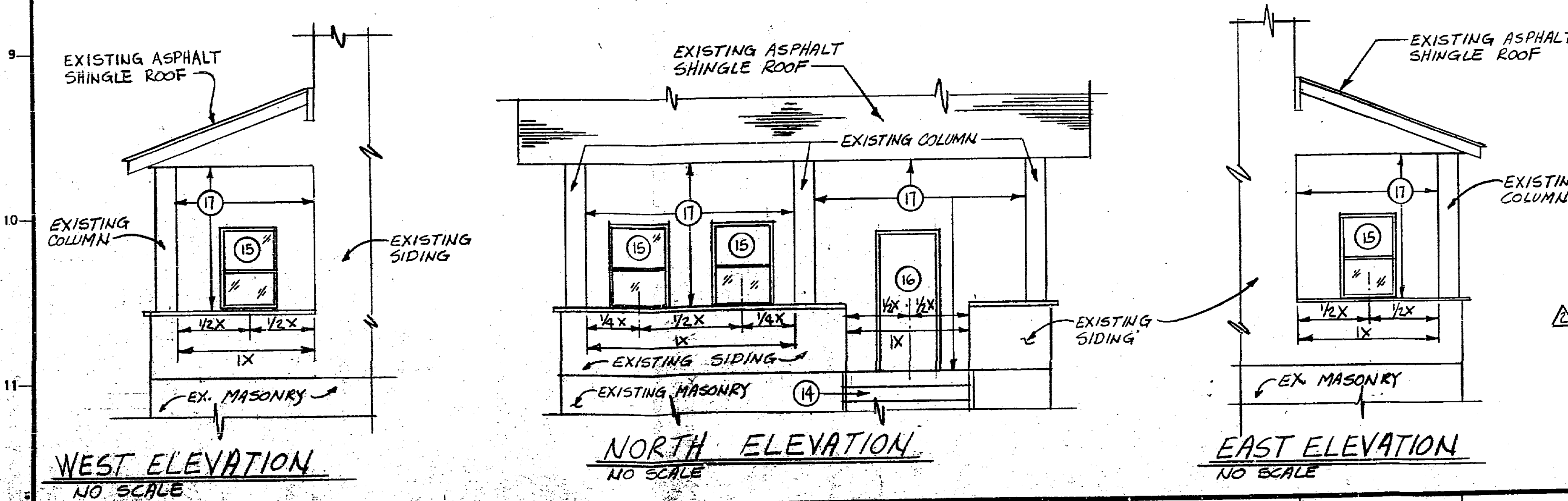
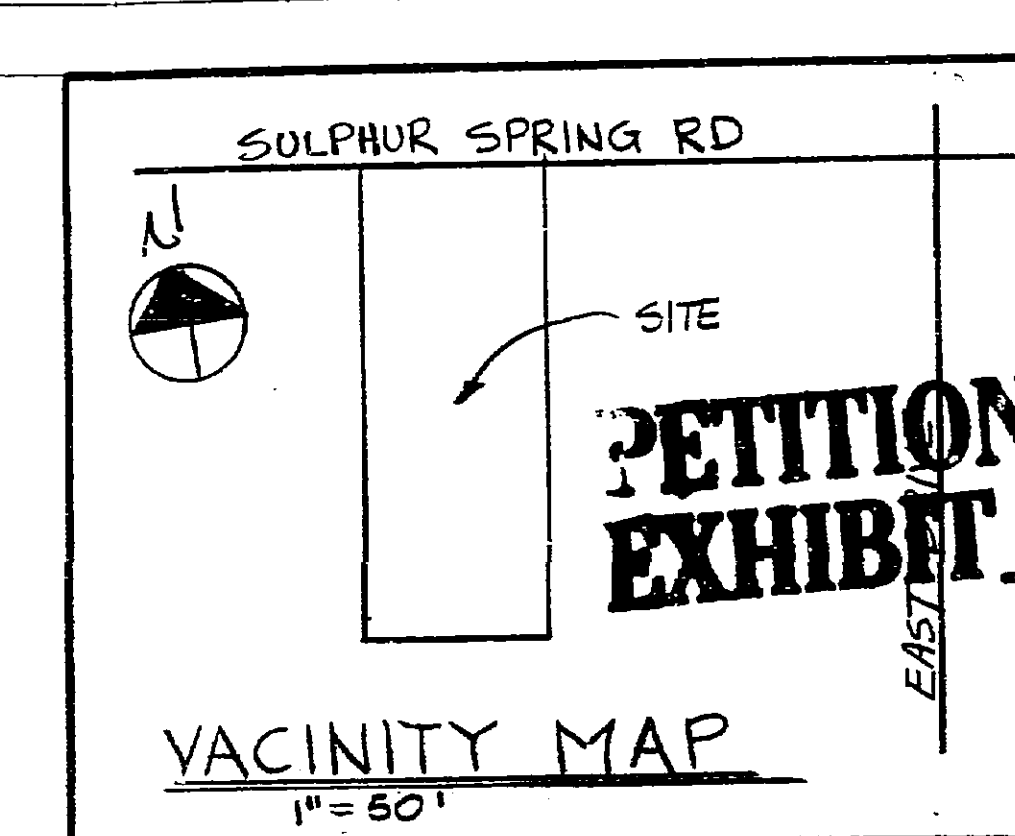


PARKING DATA
 PERSONAL SERVICE
 876 SQ. FT.
 33 SPACES PER 1000 SQ. FT.
 876 X 3.3 = 2,897 SPACES REQUIRED.
 4 SPACES SHOWN

BALTIMORE COUNTY CODES & REGULATIONS

COUNTY	ADDRESS & PHONE	BUILDING	DEVELOPMENT	ELECT.	PLUMBING	MECH.	ENERGY	RES. SPR.	FIRE	NOTES
BALTIMORE COUNTY	JOHN R. REISINGER 111 W. CHESAPEAKE TOWSON, MD. 21204 494-3373	BOCA-87	CARD 86	REC-87	COUNTY 1973	BOCA 87	BOCA 87	NONE	BOCA 1987 REF. 1987 NFA 101-1988	W.R. & S.C. - LOCAL

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING AND FIELD DIMENSIONS PRIOR TO CONSTRUCTION
 - ALL CONSTRUCTION SHALL COMPLY WITH BALTO. CO. CODES & REGULATIONS
 - THE PROPERTY 1331 SULPHUR SPRING ROAD IS LOCATED IN THE 13TH ELECTION DISTRICT
 - CRG WAIVER # W-90-87
 - PROPOSED PROPERTY USAGE - DANCE STUDIO



REVISIONS

No.	Date	Item
1	7/21/90	BALTO. COUNTY BUILDING COMMENTS
2	7/19/90	CHANGED DOOR SIZE

ANELLO, TEMPLE BUILDING
 1331 SULPHUR SPRING RD
 SPRING RD

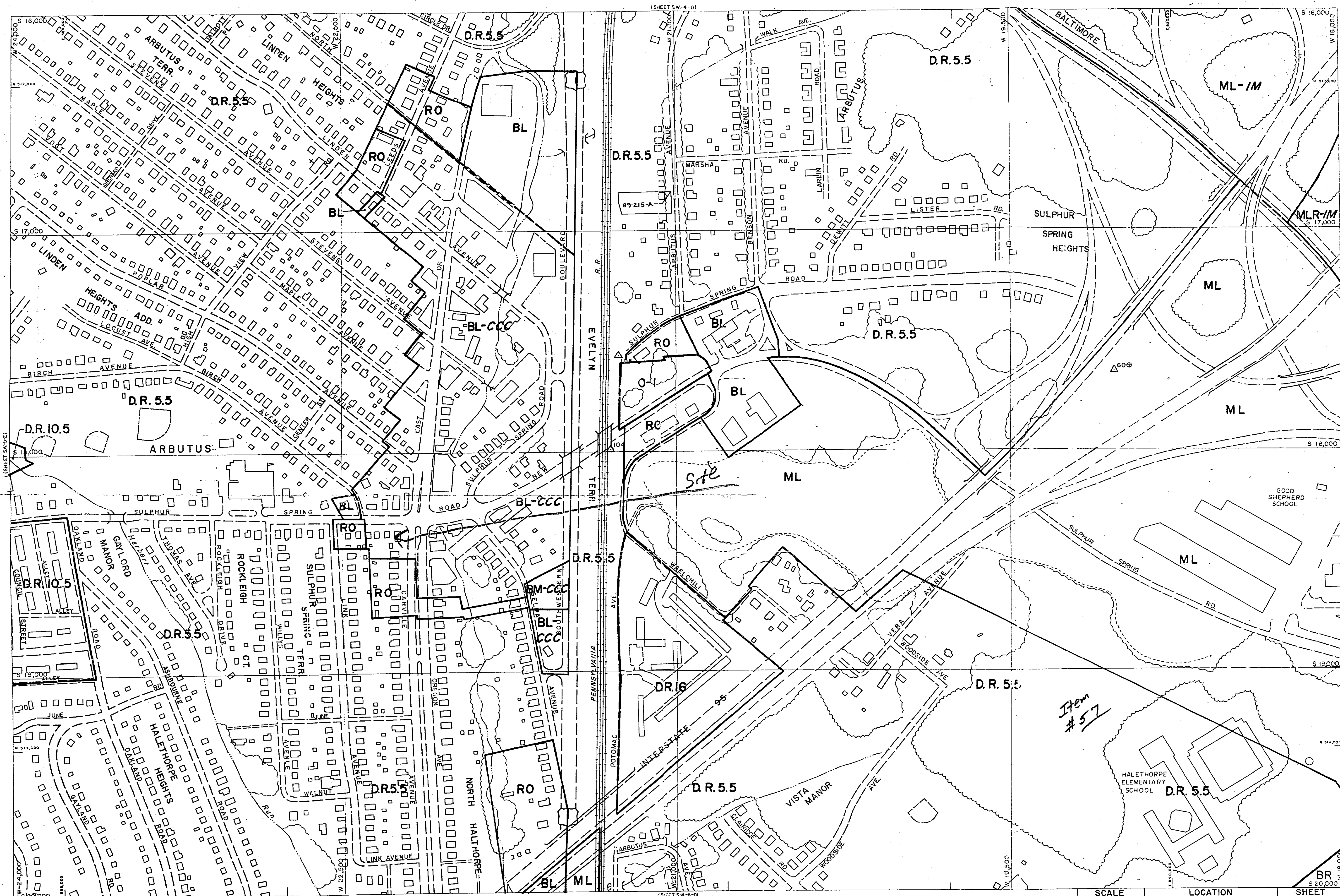
PAUL C. CROOKS
 ENGINEER/DESIGNER
 BALTIMORE
 MD. 21223

PETITIONERS EXHIBIT

SITE PLAN

Contr. No. _____
 Scale AS NOTED
 Date 1-26-90
 Last Rev. 7-21-90

SP1



G-SW
C-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
April 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-MORRIS, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HALETHORPE	S.W.
DATE OF PHOTOGRAPHY JANUARY 1986	91-101-A	5-D